

WASHINGTON HAS BUILDING BOOM

Second Week of the New Year Shows Marked Activity.

CHEAPER HOUSES IN GREAT DEMAND

Investors, Both Local and Foreign,
Enter Market On Large and Small Scales.

The second week of the new year in real estate circles has only served to accentuate the fact that Washington is experiencing an unprecedented degree of growth. Sales of unimproved property are in excess of those made during the corresponding week a year ago; activity in building operations is far ahead of anything of its kind ever recorded, and, in a word, the conditions underlying the market are more consistent, stable and withal, flourishing, than was ever the case before in the history of the Capital City.

So satisfactory are the present conditions and the future outlook, that investors are entering the market on both large and small scales. Residences ranging from \$2,000 up and apartment houses from \$7,000 up are being built in various sections of the city. Considerable money is coming into Washington from investors living in other States and is being used daily in realty undertakings of every nature. The market is thoroughly alive with enterprise and has almost reached the point where it may be called a boom.

For the most part, investors seem to have awakened to the fact that Washington is now experiencing a growth which is distinctly its own and which has been reached through such normal processes that no power could possibly check its further development. While Government operations, it is true, have considerably increased the value of property, especially in certain sections, the line may be easily drawn between the impetus which this factor has given the market and that which it has attained through its own merits, as a result of the growth the city has experienced, based entirely upon municipal and commercial conditions.

New Calculations.
Heretofore, the calculations of real estate men have, for the most part, been based upon the theory that Washington's population would increase at the rate of 3,000 persons a year, and, therefore, creating five persons to a family, exactly 1,000 new houses would be required per annum to meet the growing conditions. This year, at the rate of the building activity, so far, one-third of the required number of houses are already in course of construction, and only two of the fifty-two weeks in the year have elapsed.

The question being asked on all sides, is, "Will the market be flooded with too many buildings, thereby causing a depreciation in the value of all property?" While 1908 has not progressed far enough yet to conclusively answer the question, the general opinion is that the market will not be flooded with property, if, anything, will be worth more next January than it is at the present time, for the reason that practically every section in the city will have been built up and brought to the level of confidence in the stability of the market is more than justified and every day of the week is served to make this plain. In a number of instances, houses have been sold before being completed and cases where houses have stood on the market for months of time after being finished constitute decided exceptions. In fact, it is not too much to say that the demand for houses ranging in price between \$2,000 and \$5,000, and these are being bought in every part of Washington, both as homes and for investment purposes.

\$3,000 Houses.
Permits taken out during the week show that the \$3,000 house is the one that is especially in demand at the present, and, in the majority of cases, this house is constructed of brick and contains six rooms, in addition to a bath. In the northwest section, especially, has there been considerable activity in the building of residences of this type, although its activity may not be said to be confined to that section by any means.

While there has been this scramble among builders to put up houses, while materials are cheap, and among investors to secure them, as soon as they have been completed, the booming of the market along these lines has not been in very great demand heretofore, and the indication is that there will not only be no let-up, but rather increased activity in the market, as the year progresses.

CHEVY CHASE LAND IS SOLD FOR \$8,500

George H. Chandler Buys Parcel on West of Cedar Parkway.

Two hundred feet of land on the west side of Cedar Parkway, in Chevy Chase, have been bought by George H. Chandler through Thomas J. Fisher & Co. for a consideration of \$8,500. The site has a depth of 22 feet and fronts east at the end of Kirk Street. Mr. Chandler will not improve the property for the present.

The same firm reports the sale to Miss Janet Richards of additional frontage of thirty feet on the north side of Kirk Street, section 2, and to Mrs. Macklin additional frontage of thirty feet on Kirk Street, in the same section.

BLOCK OF HOUSES BUILT AND OCCUPIED IN RECORD TIME



VIEW IN MERIDIAN STREET, BETWEEN HOLMEAD AVENUE AND FOURTEENTH STREET.

SALE OF 26 HOUSES SETS RECORD MARK

Meridian Street Built Up for a Block and Occupied in Short Time.

With the announcement today of the sale of twenty-six new brick houses on Meridian street, between Holmead avenue and Fourteenth street, since November 21, the demand for local residential property is set forth in such a manner as to leave no room for doubt as to the unusual activity of the market.

Thirty-four houses have been constructed, or partially so, by Harry Wardman, which take up the entire frontage on both sides of the street, extending one block between Holmead and Fourteenth streets. Less than two months ago they were turned over to the Shannon & Luchs real estate firm to be put on the market for sale. In the time that has elapsed since, Shannon & Luchs have not only disposed of twenty-four of the buildings, but most of them were sold before being entirely completed. The eight residences left are still in process of erection, and there is little doubt they will be sold within a few weeks after being put on the market.

Recent Purchasers.
The purchasers who have bought homes during the last six months on Meridian street include Mrs. Emma Miller, Mrs. Grace A. Jones, Mrs. Mary E. Hoover, Mrs. Charlotte H. Shattuck, Mr. Watson, Oscar J. Schmitt, W. D. Foster, Mrs. Marie C. Willis, A. H. Gaddis, W. N. Hinson, Mrs. Minna Minassian, Mrs. Catherine P. Willis, Mrs. T. E. Gidley, Mrs. James E. Jones, James M. Wooster, Thomas F. Snyder, Warren S. Orton, Mrs. Emma F. Bond, J. K. Morgan, A. F. Bogue, Walter S. Irwin, L. J. Turner, and H. K. Prosser.

From all indications there will not be a single vacant house on the street by the last of February. This is the first time in the history of the street that there was not a single occupied dwelling on the street less than two months ago. This is one of the streets in the McKinley tract in which Harry Wardman has built altogether 140 houses, of which eighty-two have been sold by Shannon & Luchs.

Houses Very Attractive.
The reason for the quick sale of the Meridian street property is not difficult to discover. The houses contain a number of features which make them attractive to the homebuyer and investor, and better arranged residences would be hard to find. Being two-story bricks, designed along colonial lines, and having mansard roofs, they contain six rooms, with bath and bath. The interior is of hardwood finish, with hardwood stairway, while the flooring is in parquetry. Iron floor and partition supports were used in the construction of the houses, and this feature, in itself, has produced very gratifying results. Landlords and convenience of every kind make up a part of the general equipment. In addition to these features, large back fences were done away with and a new style of picket fence introduced. This throws all the rear yards open to view and makes the entire street one of the most attractive to be found anywhere in the city.

PERMITS GRANTED FOR NINE BUILDINGS

Permits for the erection of nine houses, four of which are to be built at Seventeenth and V streets northwest, while the others will be constructed at Eighth and E streets northeast, have been taken out by Architect A. H. Beers.

The houses are to be put up by H. A. Kite, and will cost in the neighborhood of \$2,000 each. They will be constructed of brick and are to contain six rooms. Mr. Kite will put them on the market for sale as soon as they have been completed.

ROOSEVELT TO GIVE ONLY PART OF DATA

President Roosevelt will not send to the Senate all the information sought by the Senate under the Foraker resolution. This resolution calls for a detailed account of the expenditures made from the emergency fund of \$3,000,000, which was put at the disposal of the President and the Secretary of War in 1898.

The President holds the view that there are certain items in the accounting that it would not be "compatible with the public interest" to publish.

DEATH RATE LOWEST.

ATLANTIC CITY, Jan. 16.—Atlantic City's death rate among permanent residents is the lowest of any city of its size in the country, according to the report of the health officials, which shows an average of eleven deaths in every 1,000 of population. Over 250 of those who died here last year were non-residents.

CHEVY CHASE HOUSE BOUGHT BY COOMBS

T. J. Fisher & Co. Get \$9,000 for a Residence Not Yet Finished.

The second of the four residences being built on McKinley street, in Chevy Chase, by John Simpson & Sons, was sold yesterday through Thomas J. Fisher & Co. to Howard A. Coombs. The price was \$9,000.

The house fronts south on McKinley street, and is one-half of a block east of Connecticut avenue. It contains two stories, in addition to a cellar and attic, and has not yet been entirely completed. The lot on which it stands has a fifty-foot frontage with a depth of 120 feet.

On the first floor of the building are five rooms, while the second floor contains four bedrooms and a bath. There are two large rooms in the attic. Mr. Coombs will occupy the residence.

J. M. WILLIAMS BUYS LOT IN CHEVY CHASE

Makes Deal Through T. J. Fisher & Co.—Will Erect Residence.

John M. Williams has bought through Thomas J. Fisher & Co., a sixty-foot lot on Morrison avenue in Chevy Chase, and is preparing to build a \$7,000 residence upon it.

Mr. Williams' property, which has a depth of 120 feet, lies just east of the tract bought recently by Superintendent McFarland, of the District Water Department. It is understood that he paid \$2,300 for the lot.

He intends to break ground at once for the construction of the residence and will occupy it as a home after it has been completed.

REALTY FIRM OPENS NEW HEADQUARTERS

New York Business and Real Estate Brokers Now on F Street.

New quarters for the New York Business and Real Estate Brokers, of which firm W. C. Prather and N. E. Ryan are at the head, have been opened at 1423 F street northwest.

Both Mr. Prather and Mr. Ryan are said to be the oldest business brokers south of New York, and they are now rapidly increasing the real estate department of the firm in all its branches. The firm is said to have sold 25 business houses during 1908, which aggregated about \$200,000, and to have carried on a real business in sales and exchanges which exceeded \$1,000,000.

DEMAND FOR HOUSES IS UNPRECEDENTED

Nine Residences Recently Sold on North Carolina Avenue.

Nowhere in the city has the demand for residential property grown more rapidly during the past few weeks than on North Carolina avenue, in the neighborhood of Fourteenth street. Nine new brick houses, costing between \$3,500 and \$3,750 apiece, which were built by Kennedy & Davis, have lately been sold through the Thomas J. Fisher & Co. Two more dwellings of the same type are now nearing completion, and will probably be put on the market within the next ten days.

The activity of Kennedy & Davis in building operations on North Carolina avenue, Fourteenth, A, and Ames streets has resulted in making that section of the city an unusually attractive and desirable one for homes. Altogether the large building firm has put up more than fifty residences, all of them constructed along practically the same lines, and, in the majority of instances, they have been sold before being completed. The investment so far has returned \$200,000 of the original amount invested, and \$100,000 more will be returned by the time twenty-six houses, now in course of construction on the North Carolina avenue, are completed, put on the market, and sold.

Of the twenty-six residences now being constructed, besides the two on North Carolina avenue, two are going up on Ames street, having widths of twenty-six and thirty-one feet, respectively, and under way for the purchase of several of the dwellings, and there is little doubt that they will be readily disposed of at a profit. The entire amount of frontage on Fourteenth, A, and Ames streets and North Carolina avenue within less than two years from the time the property was put on the market.

In design, the houses are similar, containing six rooms, a bath, and a furnace. Several of them contain bay windows, and all of them are set off by a small porch. With the exception of a few instances, all of the residences were bought as homes, and are now being occupied.

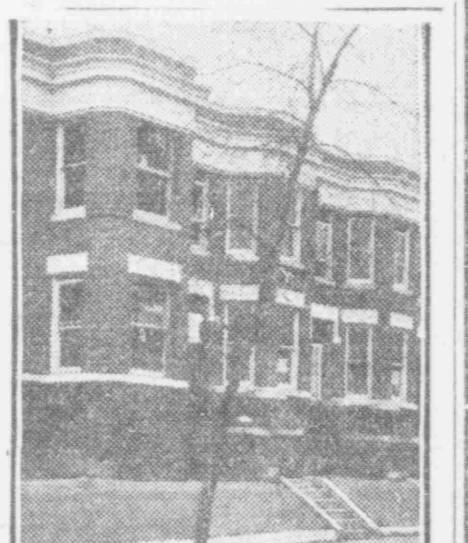
BUYS FLAT BUILDING FOR AN INVESTMENT

Government Official Pays \$7,000 For Fine Two-Story Structure.

The two-story flat, located at 1632 Irving street northwest, has just been sold by its owner, Mrs. Charlotte Dailey, through John W. Childress, for a consideration of \$7,000. While the name of the purchaser has not been announced, it is understood that the property was disposed of to a Government official, who will hold it for rental purposes. The building is finished throughout in hardwood, and is in a splendid residential section.

CONSCIENCE MONEY.

PENNSBURG, Pa., Jan. 16.—Abraham Benfield, an eighty-year-old man of Huffs Church, near here, has just received a letter from a stranger, asking whether he remembered missing \$10 from a \$100 roll of bills forty-one years ago, when he wanted to pay a bill to Jacob Benfield at the Gettysburg store. Mr. Benfield readily recalled the incident, and replied in the affirmative, whereupon he received a check of \$10, presumably conscience money.



4th and G Streets N. E.
Only \$3,750 Each
EASY TERMS.
Salem on Premises.
A. F. FOX COMPANY,
14th and New York Ave.

RECORD SALES MADE BY MOORE & HILL

Despite Election and Financial Depression, Firm Is Satisfied With 1908.

Two and one-half million dollars represents the total sales business transacted by the Moore & Hill real estate firm last year.

Today the firm concluded the itemized report it has been preparing on the amount of business transacted during 1908 and the results show the year to have been one of the best in its history. The showing, in view of the unsettled and unsatisfactory financial conditions during the year, is regarded as constituting an almost phenomenal record.

According to William A. Hill, who got out the report, the election, with its inevitable element of uncertainty and doubt, apparently affected sales to a very limited degree. The company's business, he declared, during the six weeks preceding election day, was the best of the year.

WILL BUILD HOUSE AT COST OF \$16,000

William A. Hill to Erect His Residence on Connecticut Avenue.

William A. Hill, of the real estate firm of Moore & Hill, is to build a \$16,000 residence on Connecticut avenue, which he will occupy as a home. The permit for the house was taken out yesterday, and preparations for its construction will be commenced at once.

The dwelling will be located on the west side of Connecticut avenue, just beyond the bridge at No. 2512, and will be constructed of brick and stone, having a slate roof. The interior will be finished in enameled bass wood, and will contain twelve rooms and four baths.

Architect A. H. Beers drew up the plans for the building, which will have a width of thirty feet, with a depth of sixty feet. The lot on which it will stand has a frontage of fifty feet with a depth of 120 feet. F. T. Banner will have charge of the construction of the residence.

C. B. HITE TO BUILD TWELVE RESIDENCES

Another impetus was given building operations in the northwest section today, when Architect A. H. Beers took out permits for the erection of twelve residences on Georgia and Morton streets.

The houses are to be built for C. B. Hite and will contain six rooms each, being constructed of brick. They will be equipped with all modern conveniences and will cost about \$3,000 each. Mr. Hite intends to rush the construction of the buildings and put them on the market at an early date.

Investors

Asking Price, \$8,000
Asking Rent, \$900
(Per Annum)

New property
Small taxes.
Location admirable.
Business.

Drug Store

Fine opportunity.
Now ready for your examination.
Further information of

Thos. J. Fisher & Co., Inc.
738 15th St. N. W.

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The men and women who free themselves from the
YOKE OF RENT PAYING
And make a rent on the road to OWNERSHIP.

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26 CHANCES

to locate small families in a house which is satisfying. As proof of the claim, we refer you to any of the

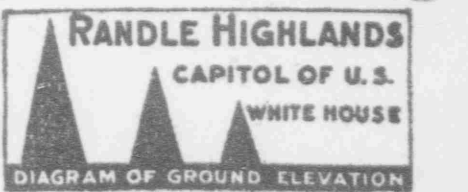
52 CONTENTED FAMILIES
who reside in square 1056.

Sample house open daily and on Sunday from 9:30 a. m. to 9 p. m. Heated and lighted.

1415 North Carolina Ave. N. E.

Take car to 14th and East Capitol Sts. and go one square north, you will find the best \$3,500 and \$3,750 houses to be had.

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738 15th Street N. W.



Randle Highlands is the same distance from Capitol as Dupont Circle. Lots and buildings: sites from \$15 to \$1,000; easy payments.

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On Seaton st. n.e., within half square N. Capitol, six rooms; tiled bath; front and rear porches; perfect condition. We can sell it to you \$4,000.

Two squares from Union Station, in good section; near two car lines; six rooms; bath; good condition. He always been occupied by owner. \$4,250.

Within one-half square of Lincoln Park; an ideal home of six rooms; bath; hot-water heat; colonial porch and large lot. Easy terms. \$4,500.

On 19th st. n.w., three-story bay-window N. Capitol; ten rooms; bath; can sell to colored person. Bargain at \$5,000.

34 st. n.e., near Union Station; nine rooms and bath. Price \$4,500.

Small ideal corner home in one of the best sections of the Northwest; eight large, bright rooms; tiled bath; finished attic; concrete cellar under entire house; steam heat; large back porch. A complete home in every respect. Good value for money. \$6,750.

On wide avenue, near N. Capitol; a nearly new house; 22 feet wide, with seven large rooms; hot-water heat. Price which is less than original cost of property. \$5,000.

Semi-detached home in Mt. Pleasant; less than half square 14th st. n.w.; line; nine rooms and bath; hot-water heat. Price \$7,800.

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